HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

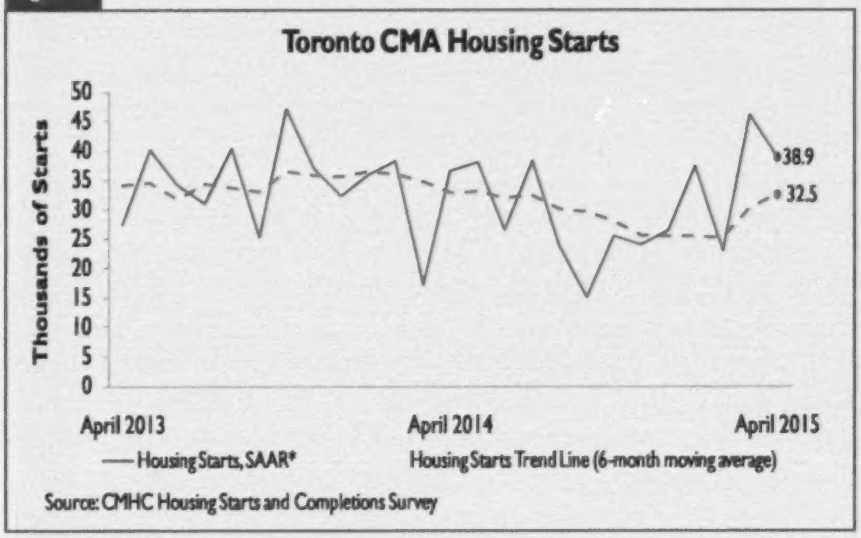
Highlights

- Total housing starts trended higher in April
- The City of Toronto recorded the highest number of starts
- Existing home sales increased 2.7 per cent

Table of Contents

1 Highlights
2 Housing Market Overview
3 Maps
15 Zone Descriptions
16 Tables

Figure 1



Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

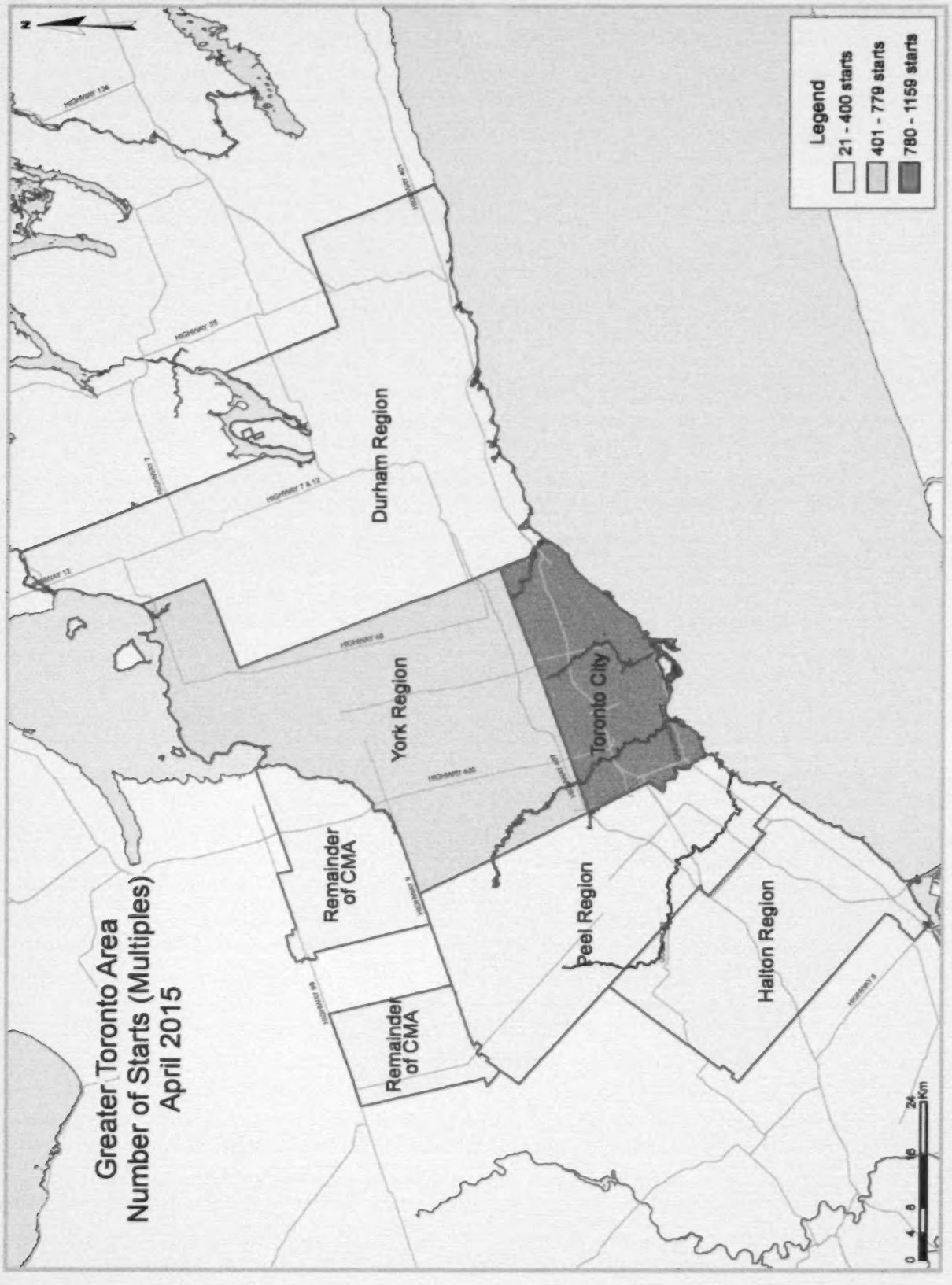
Housing Market Overview

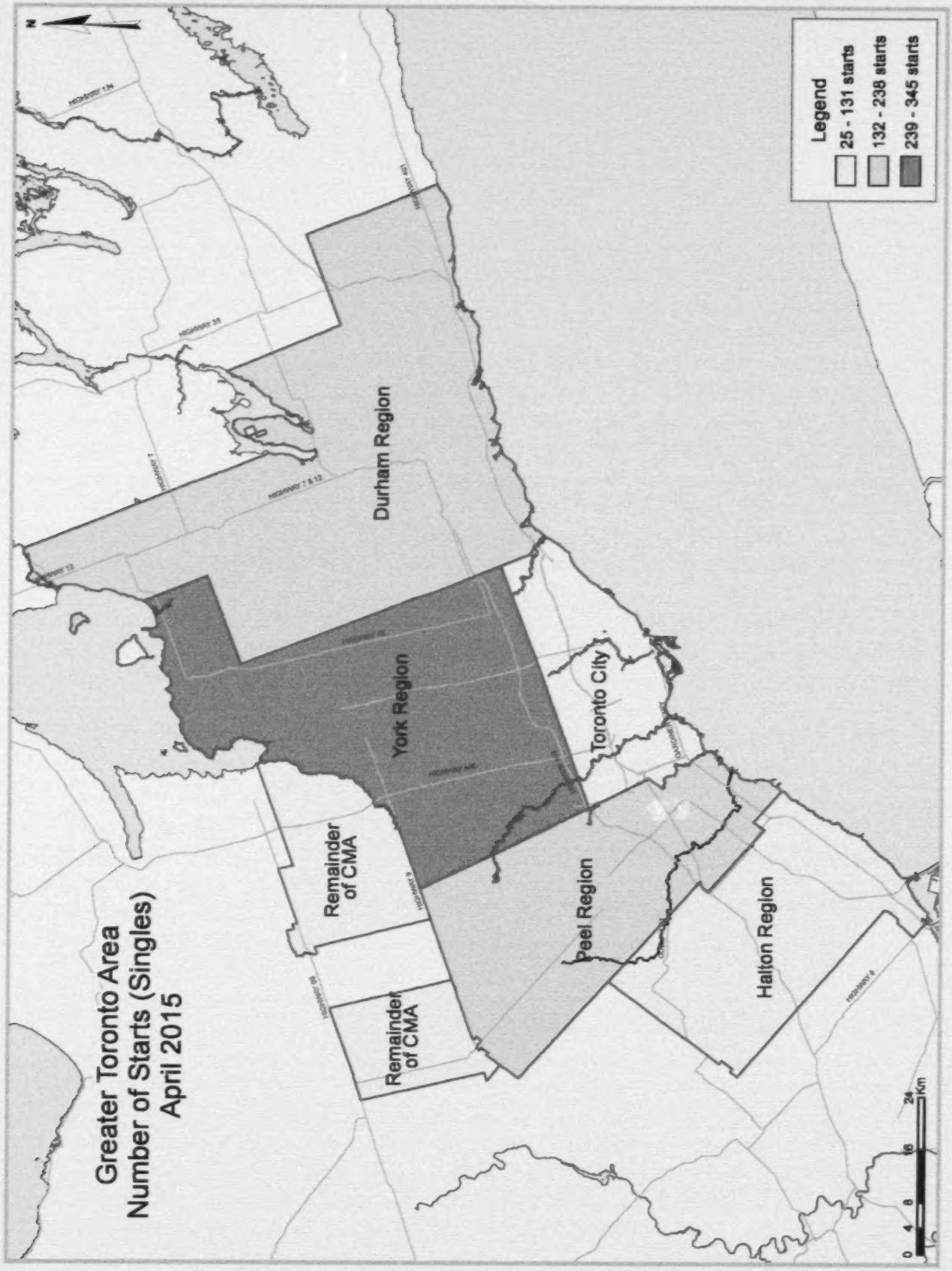
Housing starts in the Toronto Census Metropolitan Area (CMA) trended higher at 32,538 units in April compared to 30,303 in March according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

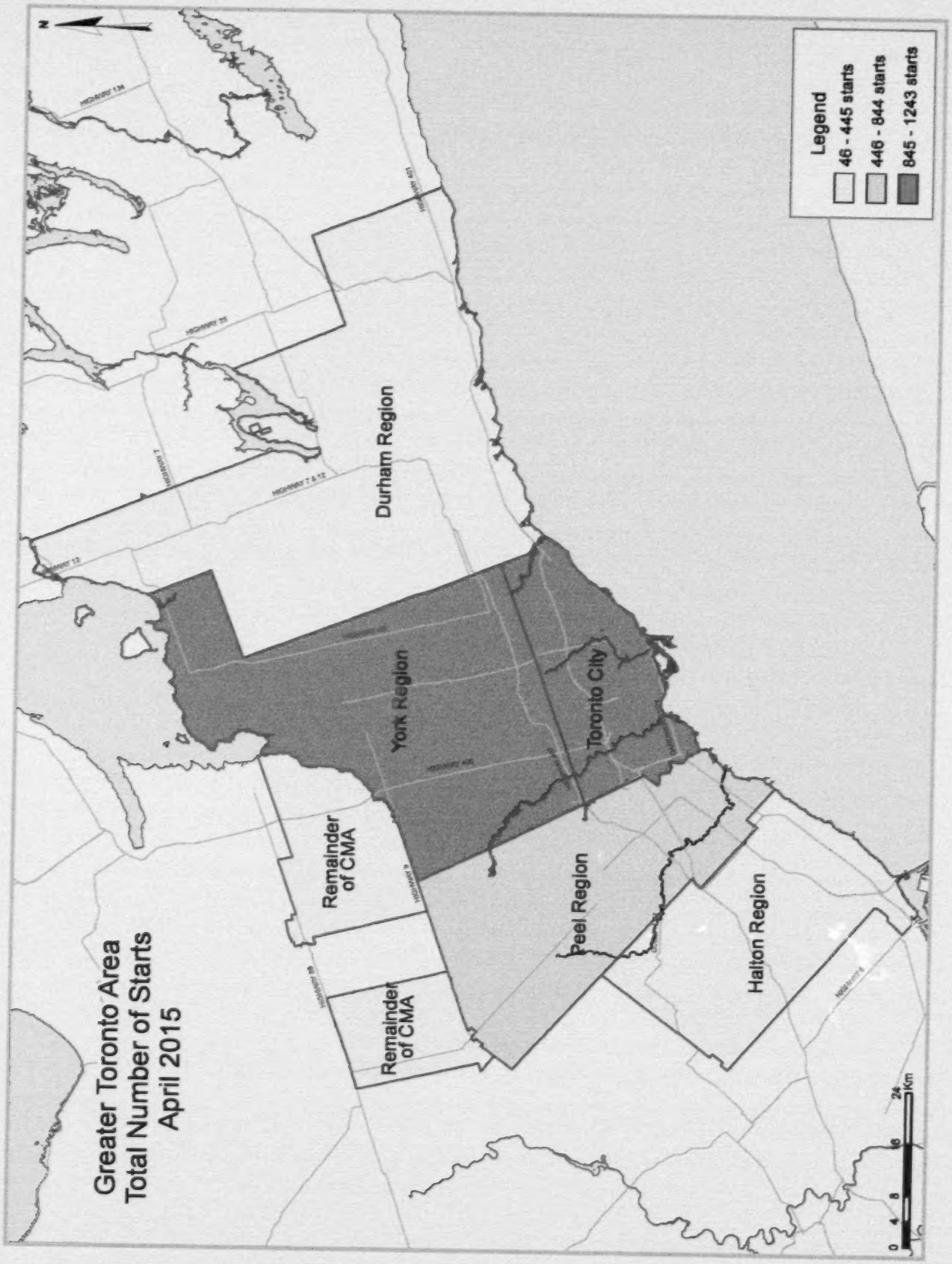
The upward trend in housing starts was driven by all housing types. Strong high rise completions so far this year have enabled builders to channel more resources towards breaking ground on new projects. Moreover, building has begun on a high number of low rise homes sold prior to construction in the second half of 2014 – particularly single detached and town homes – and these can now be counted as housing starts.

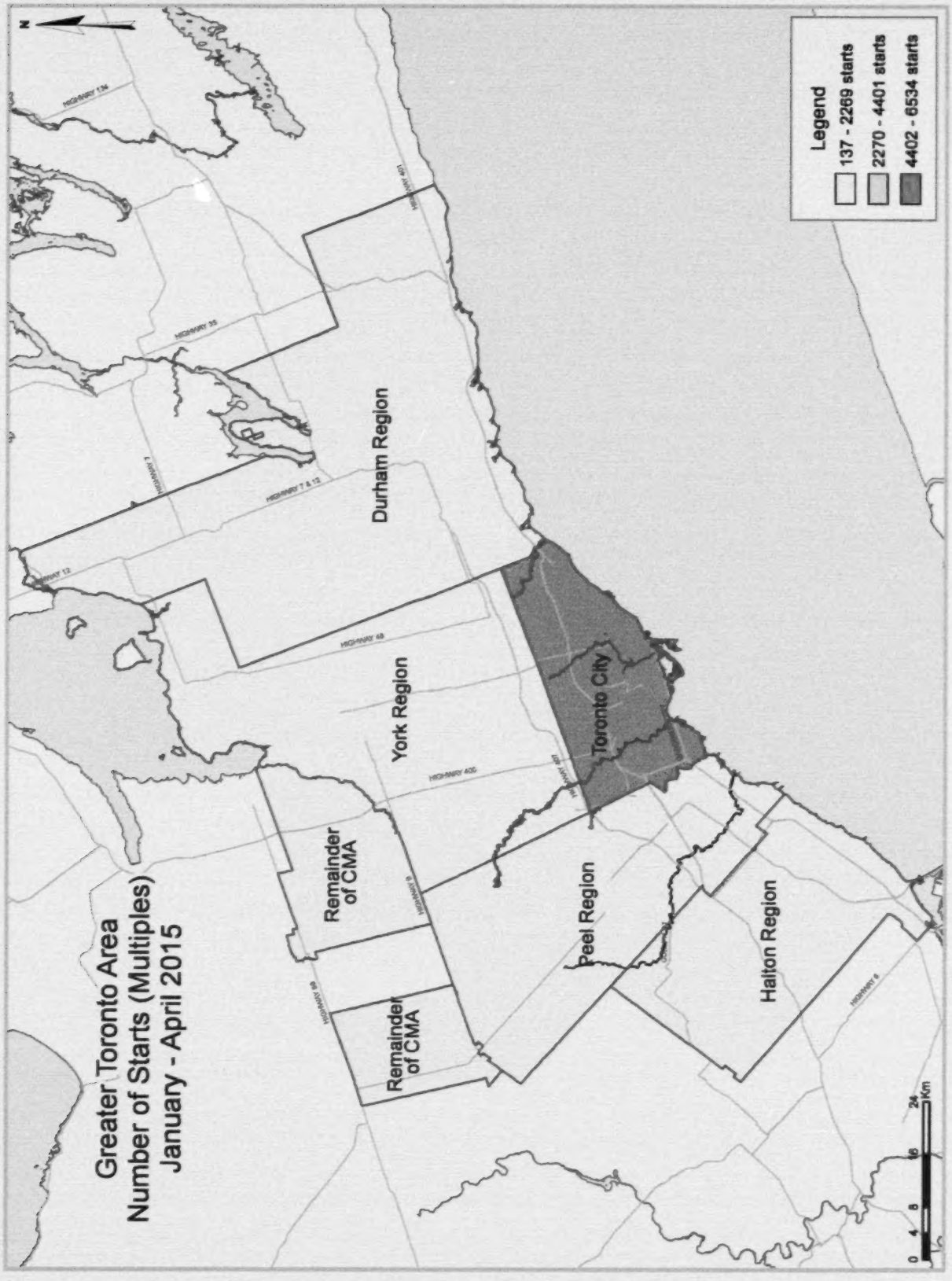
The City of Toronto and the City of Markham recorded the first and second highest number of starts respectively in the CMA. Both of these municipalities had a significant number of condominium apartment starts. The next highest number of starts occurred in the City of Brampton, which saw the largest number of low rise units begin construction.

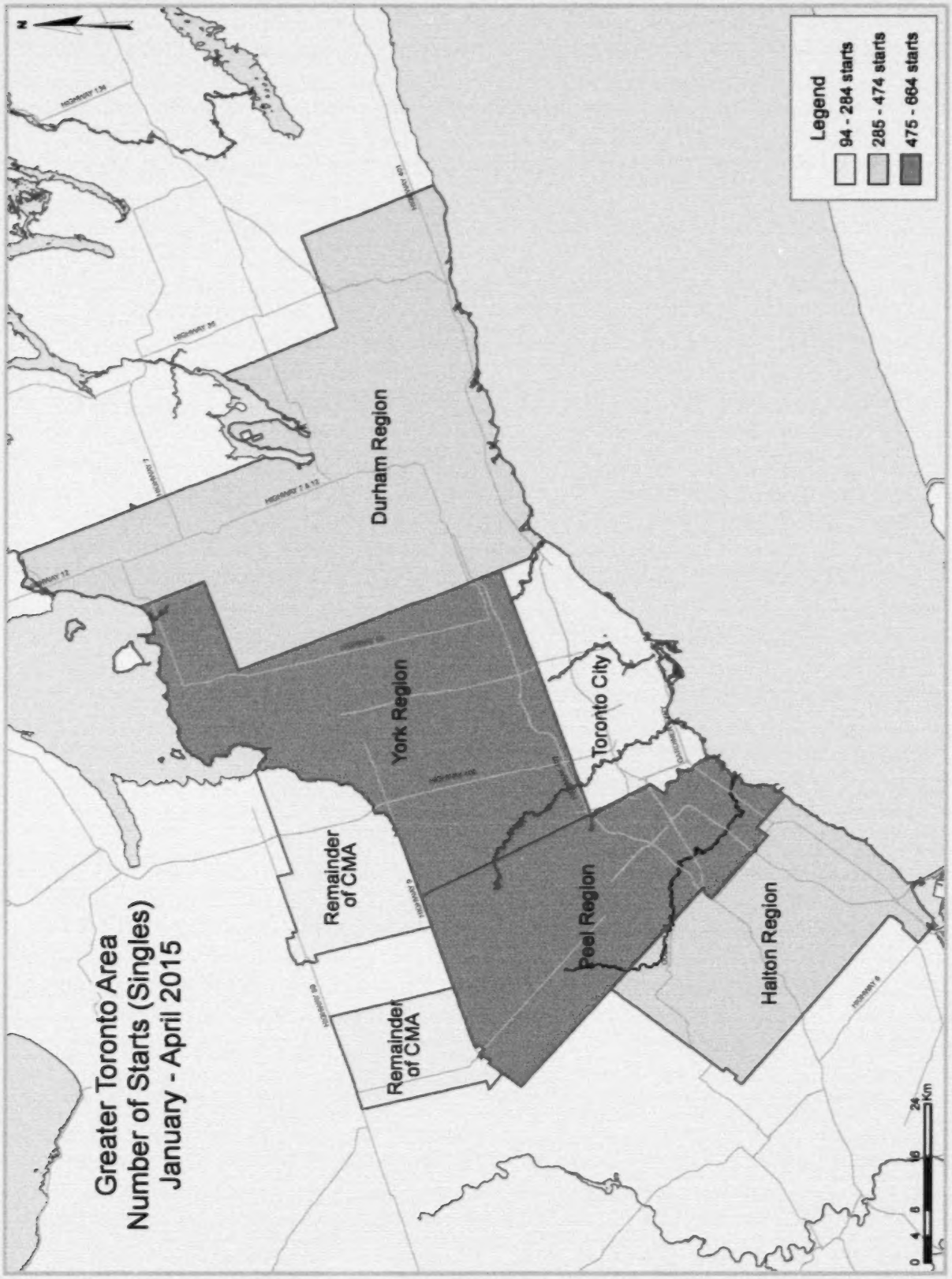
Toronto's existing home market continued to see increased activity. The seasonally adjusted number of MLS® sales was 8,411 in April, which was 2.7 percent above the previous month. The number of new listings fell in April, thus tightening market conditions and resulting in further growth in the seasonally adjusted MLS® average price by 0.9 per cent from the previous month.


Greater Toronto Area
Number of Starts (Multiples)
April 2015
Legend
21 - 400 starts
401 - 779 starts
780 - 1159 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 26
HIGHWAY 7
HIGHWAY 400
HIGHWAY 404
HIGHWAY 427
HIGHWAY 407
HIGHWAY 6
HIGHWAY 9
HIGHWAY 27
HIGHWAY 5
0 4 8 16 24 Km

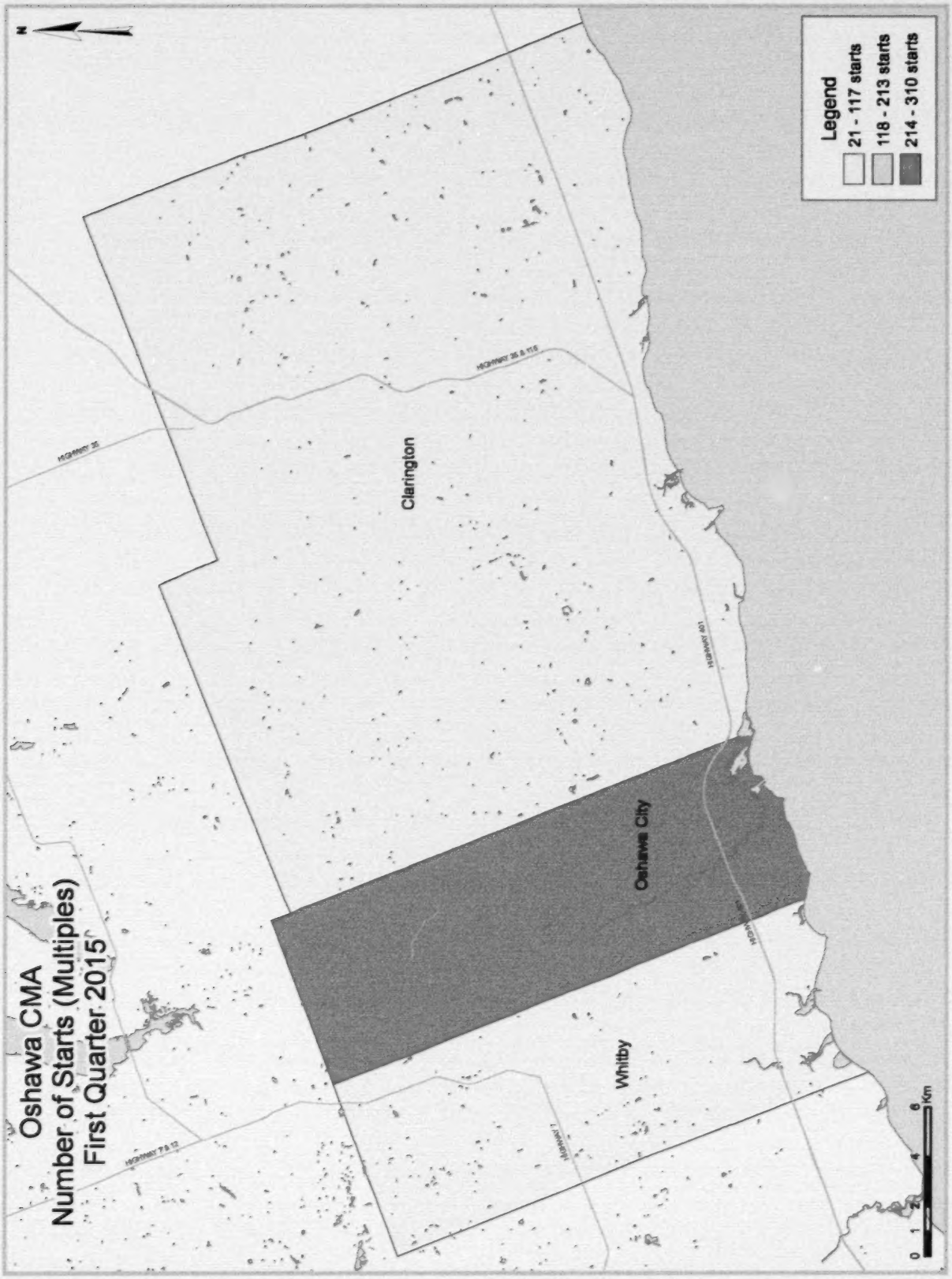

Greater Toronto Area
Number of Starts (Singles)
April 2015
Legend
25 - 131 starts
132 - 238 starts
239 - 345 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

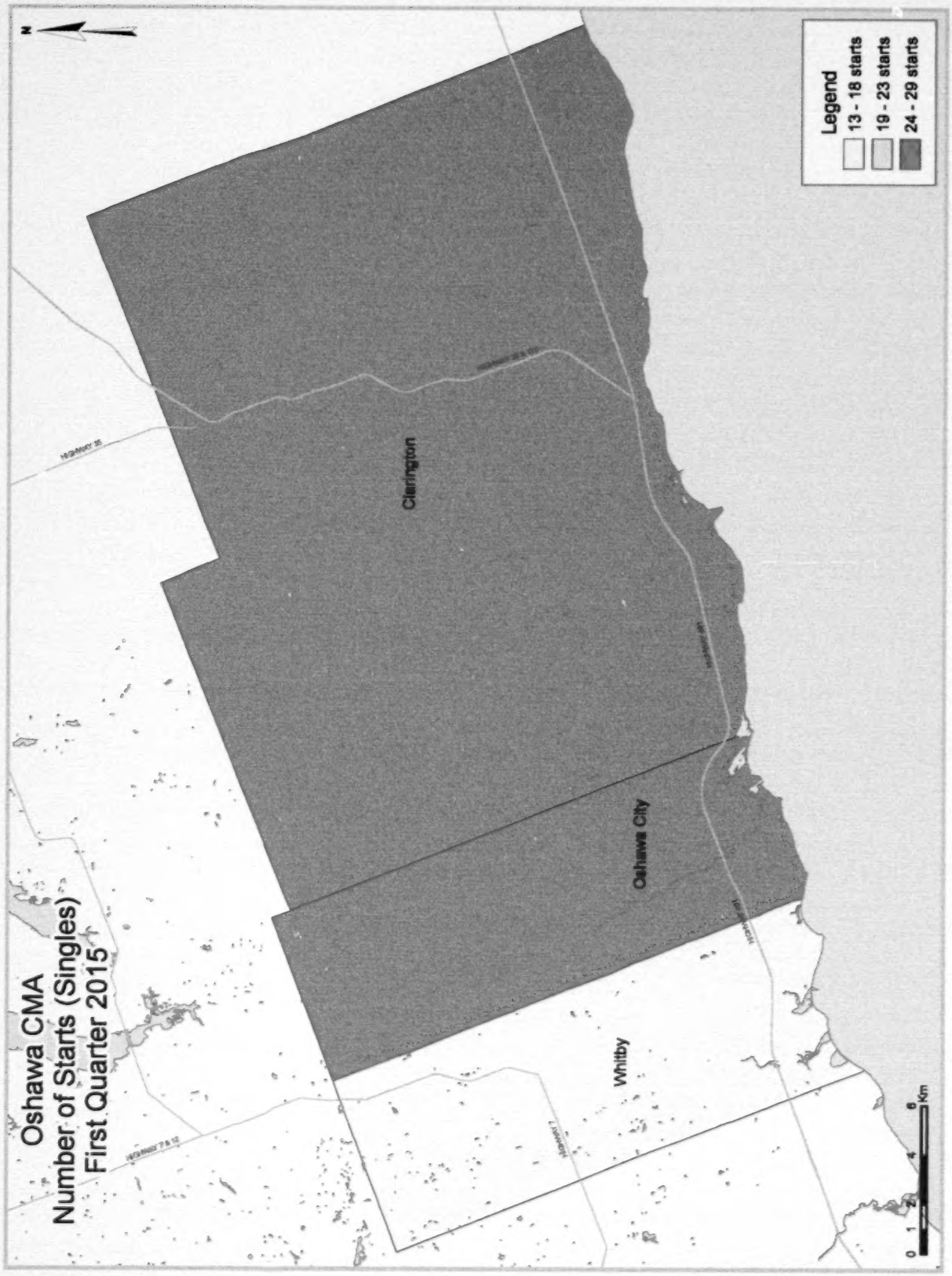

Greater Toronto Area
Total Number of Starts
April 2015
Legend
46 - 445 starts
446 - 844 starts
845 - 1243 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 27
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 6
0
4
8
16
24
Km

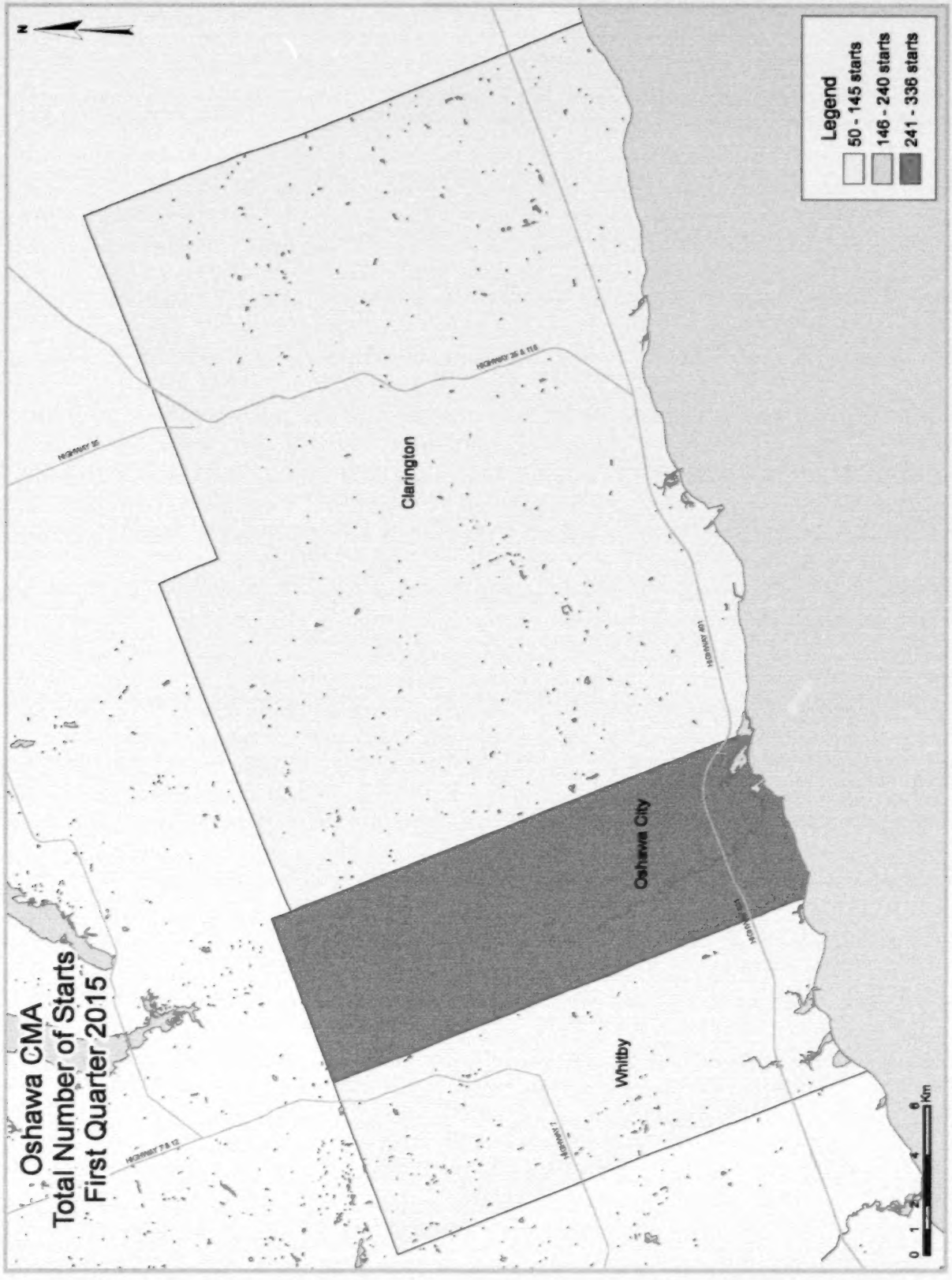

Greater Toronto Area
Number of Starts (Multiples)
January - April 2015
Legend
137 - 2269 starts
2270 - 4401 starts
4402 - 6534 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 401
HIGHWAY 407
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 12
HIGHWAY 8
HIGHWAY 6
HIGHWAY 124
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - April 2015
Legend
94 - 284 starts
285 - 474 starts
475 - 664 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

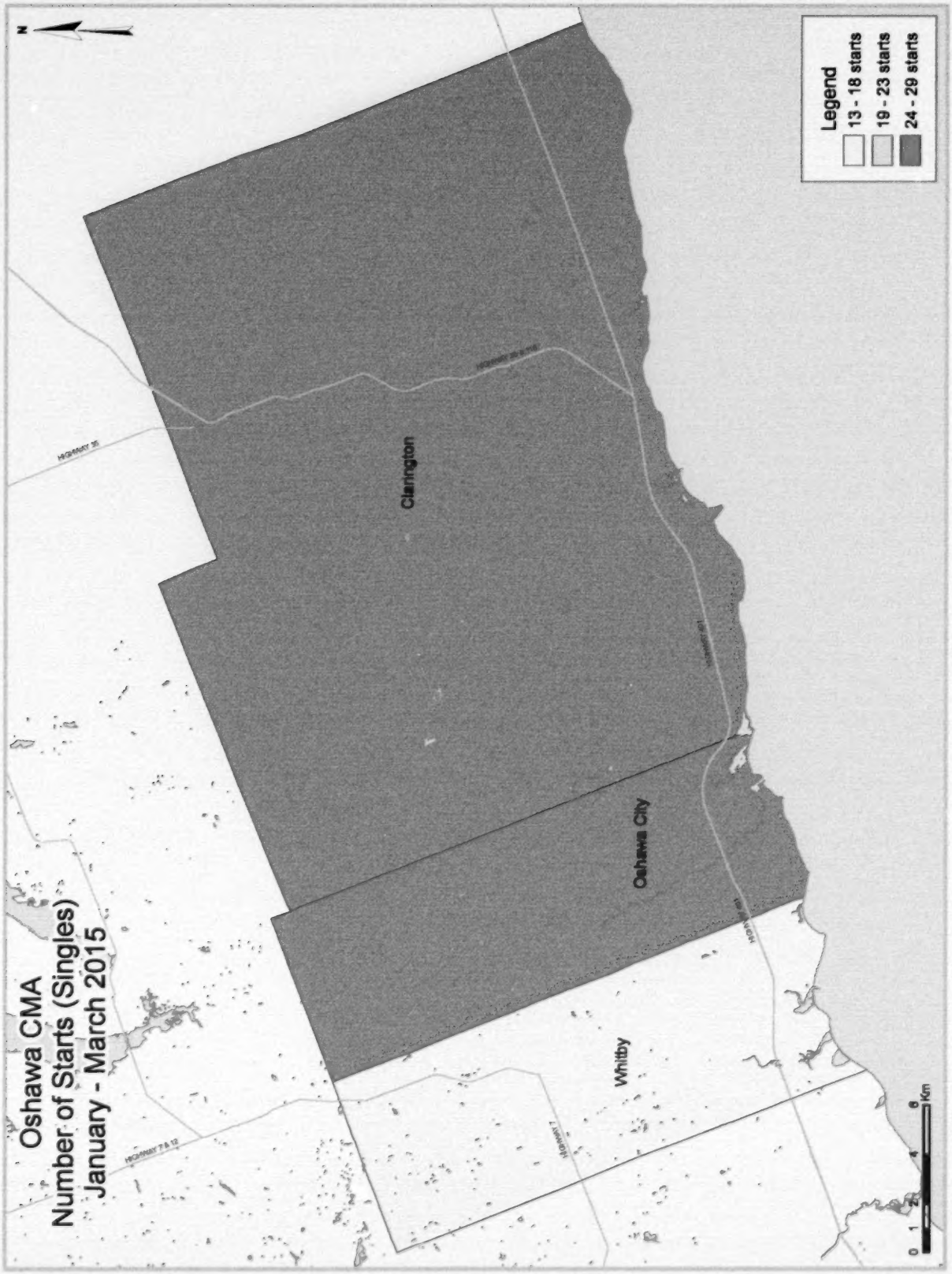
Greater Toronto Area
Total Number of Starts
January - April 2015
Legend
231 - 2399 starts
2400 - 4568 starts
4569 - 6737 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 48
HIGHWAY 404
HIGHWAY 401
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 12
HIGHWAY 8
HIGHWAY 6
HIGHWAY 7
HIGHWAY 7A
HIGHWAY 89
HIGHWAY 9
N
0
4
8
16
24
Km

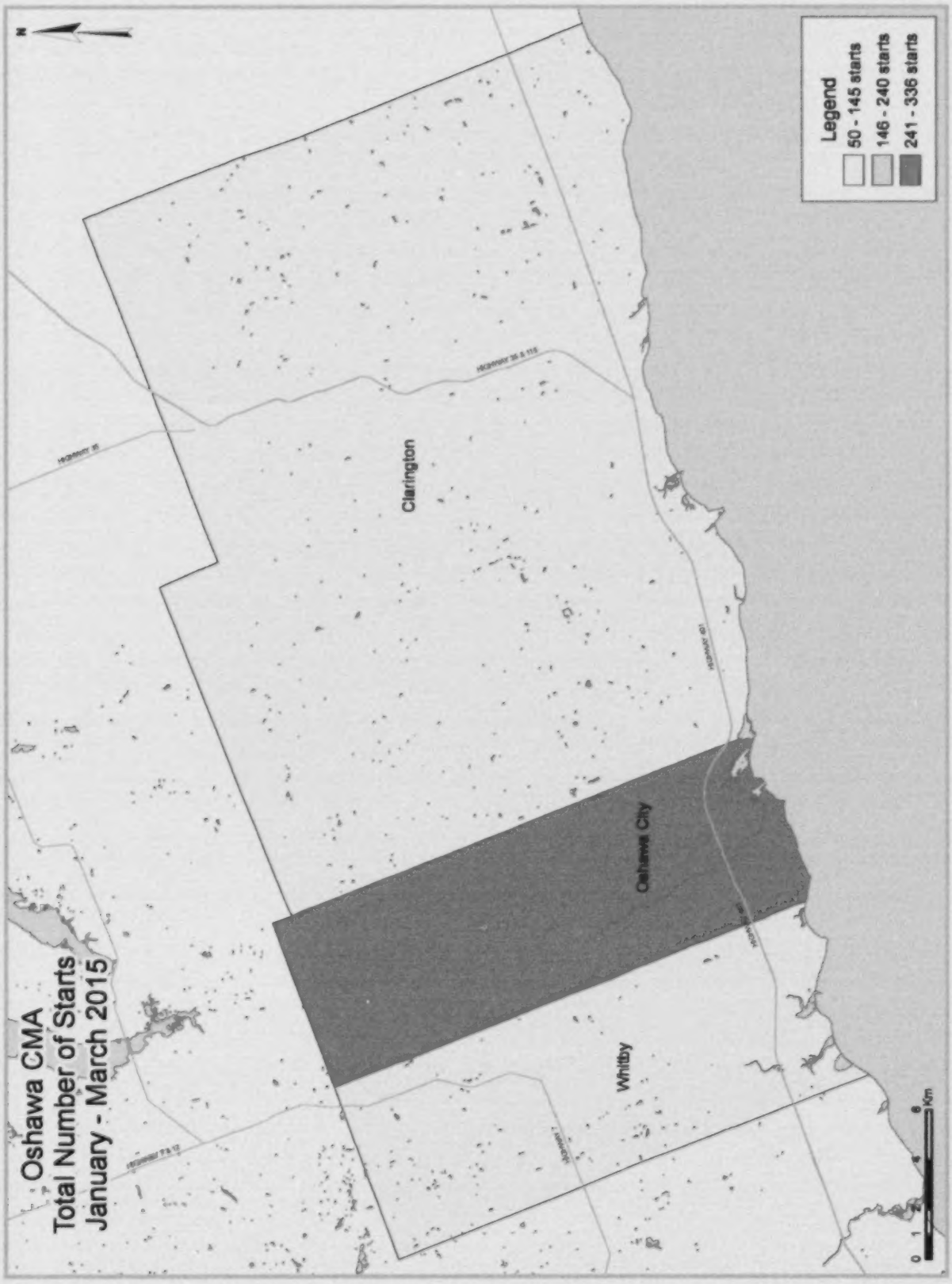

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2015
Legend
21 - 117 starts
118 - 213 starts
214 - 310 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7 & 12
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2015
Legend
13 - 18 starts
19 - 23 starts
24 - 29 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7 & 12
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2015
Legend
50 - 145 starts
146 - 240 starts
241 - 336 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7 & 12
0 1 2 4 6 Km

Oshawa CMA
Number of Starts (Multiples)
January - March 2015
Legend
21 - 117 starts
118 - 213 starts
214 - 310 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
January - March 2015
Legend
13 - 18 starts
19 - 23 starts
24 - 29 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7-A-12
HIGHWAY 2
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km
N


Oshawa CMA
Total Number of Starts
January - March 2015
Legend
50 - 145 starts
146 - 240 starts
241 - 336 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 8 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2015		
Toronto CMA[1]	March 2015	April 2015
Trend[2]	30,303	32,538
SAAR	46,070	38,855
	April 2014	April 2015
Actual		
April - Single-Detached	615	893
April - Multiples	2,420	2,387
April - Total	3,035	3,280
January to April - Single-Detached	1,951	2,061
January to April - Multiples	8,174	9,455
January to April - Total	10,125	11,516

Table 1b: Housing Starts (SAAR and Trend) April 2015		
Oshawa CMA[1]	March 2015	April 2015
Trend[2]	1,708	1,924
SAAR	542	2,676
	April 2014	April 2015
Actual		
April - Single-Detached	73	158
April - Multiples	96	45
April - Total	169	203
January to April - Single-Detached	251	226
January to April - Multiples	227	424
January to April - Total	478	650

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	892	152	328	1	99	1,769	23	16	3,280
April 2014	615	162	488	0	20	1,661	0	89	3,035
% Change	45.0	-6.2	-32.8	n/a	**	6.5	n/a	-82.0	8.1
Year-to-date 2015	2,060	332	860	1	224	7,615	28	396	11,516
Year-to-date 2014	1,947	400	1,087	4	148	6,140	0	399	10,125
% Change	5.8	-17.0	-20.9	-75.0	51.4	24.0	n/a	-0.8	13.7
UNDER CONSTRUCTION									
April 2015	6,262	1,062	2,390	10	1,010	42,499	36	2,633	55,902
April 2014	7,014	1,468	3,283	21	781	55,369	22	1,924	69,882
% Change	-10.7	-27.7	-27.2	-52.4	29.3	-23.2	63.6	36.9	-20.0
COMPLETIONS									
April 2015	649	94	265	3	30	1,680	0	190	2,911
April 2014	697	210	360	3	12	2,051	0	2	3,335
% Change	-6.9	-55.2	-26.4	0.0	150.0	-18.1	n/a	**	-12.7
Year-to-date 2015	2,967	514	1,224	8	151	18,846	2	919	24,631
Year-to-date 2014	2,832	610	1,181	5	101	4,370	0	180	9,279
% Change	4.8	-15.7	3.6	60.0	49.5	**	n/a	**	165.4
COMPLETED & NOT ABSORBED									
April 2015	233	18	90	2	49	1,987	n/a	n/a	2,379
April 2014	187	17	88	2	18	932	n/a	n/a	1,244
% Change	24.6	5.9	2.3	0.0	172.2	113.2	n/a	n/a	91.2
ABSORBED									
April 2015	628	96	272	3	27	1,564	n/a	n/a	2,590
April 2014	709	210	360	2	12	1,971	n/a	n/a	3,264
% Change	-11.4	-54.3	-24.4	50.0	125.0	-20.6	n/a	n/a	-20.6
Year-to-date 2015	2,950	523	1,209	6	130	17,776	n/a	n/a	22,594
Year-to-date 2014	2,819	609	1,187	4	100	4,421	n/a	n/a	9,140
% Change	4.6	-14.1	1.9	50.0	30.0	**	n/a	n/a	147.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	158	0	30	0	15	0	0	0	203
April 2014	73	16	6	0	0	0	0	74	169
% Change	116.4	-100.0	**	n/a	n/a	n/a	n/a	-100.0	20.1
Year-to-date 2015	226	0	43	0	61	0	0	320	650
Year-to-date 2014	251	30	87	0	14	0	0	96	478
% Change	-10.0	-100.0	-50.6	n/a	**	n/a	n/a	**	36.0
UNDER CONSTRUCTION									
April 2015	583	2	141	0	157	0	4	500	1,387
April 2014	519	40	154	0	14	0	2	443	1,172
% Change	12.3	-95.0	-8.4	n/a	**	n/a	100.0	12.9	18.3
COMPLETIONS									
April 2015	75	0	0	0	0	0	0	0	75
April 2014	68	0	12	0	14	0	0	7	101
% Change	10.3	n/a	-100.0	n/a	-100.0	n/a	n/a	-100.0	-25.7
Year-to-date 2015	295	0	46	0	0	0	0	72	413
Year-to-date 2014	218	8	25	0	35	0	0	7	293
% Change	35.3	-100.0	84.0	n/a	-100.0	n/a	n/a	**	41.0
COMPLETED & NOT ABSORBED									
April 2015	27	0	0	0	0	0	n/a	n/a	27
April 2014	24	0	0	0	2	0	n/a	n/a	26
% Change	12.5	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	3.8
ABSORBED									
April 2015	75	0	0	0	0	0	n/a	n/a	75
April 2014	69	0	12	0	12	0	n/a	n/a	93
% Change	8.7	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-19.4
Year-to-date 2015	296	0	46	0	0	0	n/a	n/a	342
Year-to-date 2014	222	8	26	0	33	0	n/a	n/a	289
% Change	33.3	-100.0	76.9	n/a	-100.0	n/a	n/a	n/a	18.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	1,028	150	345	1	116	1,769	23	16	3,448
April 2014	642	178	494	0	29	1,661	0	163	3,167
% Change	60.1	-15.7	-30.2	n/a	**	6.5	n/a	-90.2	8.9
Year-to-date 2015	2,215	304	857	1	278	7,567	28	716	11,966
Year-to-date 2014	2,067	426	1,158	1	171	6,140	0	495	10,458
% Change	7.2	-28.6	-26.0	0.0	62.6	23.2	n/a	44.6	14.4
UNDER CONSTRUCTION									
April 2015	6,638	1,034	2,452	8	1,198	42,575	40	3,403	57,348
April 2014	7,234	1,468	3,242	11	820	55,805	24	2,674	71,278
% Change	-8.2	-29.6	-24.4	-27.3	46.1	-23.7	66.7	27.3	-19.5
COMPLETIONS									
April 2015	673	92	264	1	27	1,680	0	190	2,927
April 2014	723	198	358	0	35	2,051	0	9	3,374
% Change	-6.9	-53.5	-26.3	n/a	-22.9	-18.1	n/a	**	-13.2
Year-to-date 2015	3,018	508	1,271	3	170	18,846	2	991	24,809
Year-to-date 2014	2,880	600	1,204	0	164	4,370	0	187	9,405
% Change	4.8	-15.3	5.6	n/a	3.7	**	n/a	**	163.8
COMPLETED & NOT ABSORBED									
April 2015	266	18	77	2	49	1,969	n/a	n/a	2,381
April 2014	218	15	72	0	20	914	n/a	n/a	1,239
% Change	22.0	20.0	6.9	n/a	145.0	115.4	n/a	n/a	92.2
ABSORBED									
April 2015	653	94	271	1	24	1,564	n/a	n/a	2,607
April 2014	734	198	358	0	35	1,971	n/a	n/a	3,296
% Change	-11.0	-52.5	-24.3	n/a	-31.4	-20.6	n/a	n/a	-20.9
Year-to-date 2015	2,992	515	1,253	1	149	17,776	n/a	n/a	22,686
Year-to-date 2014	2,861	599	1,211	0	163	4,421	n/a	n/a	9,255
% Change	4.6	-14.0	3.5	n/a	-8.6	**	n/a	n/a	145.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2015	83	2	13	1	58	1,072	14	0	1,243
April 2014	47	2	65	0	11	1,625	0	89	1,839
York Region									
April 2015	345	10	111	0	18	537	0	16	1,037
April 2014	166	66	112	0	0	0	0	0	344
Peel Region									
April 2015	237	136	124	0	17	0	9	0	523
April 2014	146	90	45	0	9	36	0	0	326
Halton Region									
April 2015	126	0	48	0	8	160	0	0	342
April 2014	137	0	250	0	9	0	0	0	396
Durham Region									
April 2015	237	2	49	0	15	0	0	0	303
April 2014	146	20	22	0	0	0	0	74	262
Toronto CMA									
April 2015	892	152	328	1	99	1,769	23	16	3,280
April 2014	615	162	488	0	20	1,661	0	89	3,035
Oshawa CMA									
April 2015	158	0	30	0	15	0	0	0	203
April 2014	73	16	6	0	0	0	0	74	169
Greater Toronto Area									
April 2015	1,028	150	345	1	116	1,769	23	16	3,448
April 2014	642	178	494	0	29	1,661	0	163	3,167

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2015	1,398	196	465	7	204	33,861	18	2,095	38,244
April 2014	1,348	206	526	9	343	45,288	10	1,824	49,554
York Region									
April 2015	1,745	116	797	1	246	5,651	0	276	8,832
April 2014	1,916	260	991	1	57	6,294	0	100	9,619
Peel Region									
April 2015	1,640	630	769	0	300	1,474	18	262	5,093
April 2014	2,112	878	807	1	194	2,569	12	0	6,573
Halton Region									
April 2015	841	54	204	0	227	1,589	0	270	3,185
April 2014	774	32	586	0	177	1,654	0	307	3,530
Durham Region									
April 2015	925	36	217	0	221	0	4	500	1,903
April 2014	1,004	92	332	0	49	0	2	443	1,922
Toronto CMA									
April 2015	6,262	1,062	2,390	10	1,010	42,499	36	2,633	55,902
April 2014	7,014	1,468	3,283	21	781	55,369	22	1,924	69,882
Oshawa CMA									
April 2015	583	2	141	0	157	0	4	500	1,387
April 2014	519	40	154	0	14	0	2	443	1,172
Greater Toronto Area									
April 2015	6,549	1,032	2,452	8	1,198	42,575	40	3,403	57,257
April 2014	7,154	1,468	3,242	11	820	55,805	24	2,674	71,198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2015	41	0	0	0	3	1,680	0	190	1,914
April 2014	43	16	48	0	0	1,133	0	0	1,240
York Region									
April 2015	208	24	116	1	0	0	0	0	349
April 2014	188	32	70	0	0	918	0	2	1,210
Peel Region									
April 2015	168	66	76	0	3	0	0	0	313
April 2014	242	132	115	0	6	0	0	0	495
Halton Region									
April 2015	109	2	49	0	0	0	0	0	160
April 2014	151	18	68	0	15	0	0	0	252
Durham Region									
April 2015	146	0	23	0	21	0	0	0	190
April 2014	97	0	57	0	14	0	0	7	175
Toronto CMA									
April 2015	649	94	265	3	30	1,680	0	190	2,911
April 2014	697	210	360	3	12	2,051	0	2	3,335
Oshawa CMA									
April 2015	75	0	0	0	0	0	0	0	75
April 2014	68	0	12	0	14	0	0	7	101
Greater Toronto Area									
April 2015	672	92	264	1	27	1,680	0	190	2,926
April 2014	721	198	358	0	35	2,051	0	9	3,372

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2015	144	12	34	2	29	1,774	n/a	n/a	1,995
April 2014	113	4	50	0	11	829	n/a	n/a	1,007
York Region									
April 2015	45	6	19	0	17	195	n/a	n/a	282
April 2014	35	7	21	0	5	81	n/a	n/a	149
Peel Region									
April 2015	14	0	17	0	0	0	n/a	n/a	31
April 2014	8	2	1	0	2	0	n/a	n/a	13
Halton Region									
April 2015	27	0	3	0	0	0	n/a	n/a	30
April 2014	23	2	0	0	0	4	n/a	n/a	29
Durham Region									
April 2015	36	0	4	0	3	0	n/a	n/a	43
April 2014	39	0	0	0	2	0	n/a	n/a	41
Toronto CMA									
April 2015	233	18	90	2	49	1,987	n/a	n/a	2,379
April 2014	187	17	88	2	18	932	n/a	n/a	1,244
Oshawa CMA									
April 2015	27	0	0	0	0	0	n/a	n/a	27
April 2014	24	0	0	0	2	0	n/a	n/a	26
Greater Toronto Area									
April 2015	266	18	77	2	49	1,969	n/a	n/a	2,381
April 2014	218	15	72	0	20	914	n/a	n/a	1,239

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2015	41	2	7	0	3	1,564	n/a	n/a	1,617
April 2014	40	16	48	0	0	1,053	n/a	n/a	1,157
York Region									
April 2015	207	24	116	1	0	0	n/a	n/a	348
April 2014	189	32	70	0	0	918	n/a	n/a	1,209
Peel Region									
April 2015	156	66	76	0	3	0	n/a	n/a	301
April 2014	256	132	115	0	6	0	n/a	n/a	509
Halton Region									
April 2015	108	2	49	0	0	0	n/a	n/a	159
April 2014	151	18	68	0	17	0	n/a	n/a	254
Durham Region									
April 2015	141	0	23	0	18	0	n/a	n/a	182
April 2014	98	0	57	0	12	0	n/a	n/a	167
Toronto CMA									
April 2015	628	96	272	3	27	1,564	n/a	n/a	2,590
April 2014	709	210	360	2	12	1,971	n/a	n/a	3,264
Oshawa CMA									
April 2015	75	0	0	0	0	0	n/a	n/a	75
April 2014	69	0	12	0	12	0	n/a	n/a	93
Greater Toronto Area									
April 2015	653	94	271	1	24	1,564	n/a	n/a	2,607
April 2014	734	198	358	0	35	1,971	n/a	n/a	3,296

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Toronto City	84	47	2	2	85	74	1,072	1,716	1,243	1,839	-32.4
Toronto	9	27	2	2	0	55	671	945	682	1,029	-33.7
East York	1	2	0	0	0	8	0	0	1	10	-90.0
Etobicoke	22	3	0	0	58	0	334	351	414	354	16.9
North York	38	3	0	0	27	0	45	390	110	393	-72.0
Scarborough	10	11	0	0	0	11	22	30	32	52	-38.5
York	4	1	0	0	0	0	0	0	4	1	**
York Region	345	166	10	66	129	112	553	0	1,037	344	**
Aurora	60	27	0	0	0	0	77	0	137	27	**
East Gwillimbury	0	0	0	0	0	0	0	0	0	0	n/a
Georgina Township	9	19	0	0	0	0	0	0	9	19	-52.6
King Township	30	5	0	2	0	0	0	0	30	7	**
Markham	68	38	10	64	51	87	460	0	589	189	**
Newmarket	0	20	0	0	0	0	16	0	16	20	-20.0
Richmond Hill	3	4	0	0	24	25	0	0	27	29	-6.9
Vaughan	148	49	0	0	0	0	0	0	148	49	**
Whitchurch-Stouffville	27	4	0	0	54	0	0	0	81	4	**
Peel Region	237	146	136	90	150	54	0	36	523	326	60.4
Brampton	218	124	136	86	92	20	0	0	446	230	93.9
Caledon	2	21	0	0	0	25	0	0	2	46	-95.7
Mississauga	17	1	0	4	58	9	0	36	75	50	50.0
Halton Region	126	137	0	0	47	259	169	0	342	396	-13.6
Burlington	3	4	0	0	8	9	0	0	11	13	-15.4
Halton Hills	98	5	0	0	0	0	0	0	98	5	**
Milton	8	78	0	0	39	131	132	0	179	209	-14.4
Oakville	17	50	0	0	0	119	37	0	54	169	-68.0
Durham Region	237	146	2	20	64	22	0	74	303	262	15.6
Ajax	58	68	0	0	6	0	0	0	64	68	-5.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	65	46	0	16	11	6	0	0	76	68	11.8
Oshawa	81	27	0	0	19	0	0	74	100	101	-1.0
Pickering	20	5	0	4	0	16	0	0	20	25	-20.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	0	2	0	13	0	0	0	16	0	n/a
Whitby	12	0	0	0	15	0	0	0	27	0	n/a
Remainder of Toronto CMA	25	50	8	0	13	0	0	0	46	50	-8.0
Bradford West Gwillimbury	10	19	0	0	0	0	0	0	10	19	-47.4
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	12	23	8	0	0	0	0	0	20	23	-13.0
Orangeville	3	6	0	0	13	0	0	0	16	6	166.7
Toronto CMA	893	615	158	162	435	506	1,794	1,752	3,280	3,035	8.1
Oshawa CMA	158	73	0	16	45	6	0	74	203	169	20.1
Greater Toronto Area (GTA)	1,029	642	150	178	475	521	1,794	1,826	3,448	3,167	8.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	203	134	2	42	143	182	6,389	5,982	6,737	6,340	6.3
Toronto	22	54	2	38	36	77	4,791	3,869	4,851	4,038	20.1
East York	10	7	0	4	0	8	0	0	10	19	-47.4
Etobicoke	54	19	0	0	58	18	782	351	894	388	130.4
North York	89	32	0	0	34	49	402	1,732	525	1,813	-71.0
Scarborough	21	21	0	0	15	30	321	30	357	81	**
York	7	1	0	0	0	0	93	0	100	1	**
York Region	664	560	12	126	344	400	1,364	4	2,384	1,090	118.7
Aurora	128	37	0	0	27	9	77	0	232	46	**
East Gwillimbury	47	12	0	0	0	6	0	0	47	18	161.1
Georgina Township	28	67	0	0	12	0	0	0	40	67	-40.3
King Township	79	46	0	2	21	0	0	0	100	48	108.3
Markham	84	93	12	124	57	167	460	4	613	388	58.0
Newmarket	0	69	0	0	23	0	16	0	39	69	-43.5
Richmond Hill	20	37	0	0	90	212	0	0	110	249	-55.8
Vaughan	237	168	0	0	60	6	811	0	1,108	174	**
Whitchurch-Stouffville	41	31	0	0	54	0	0	0	95	31	**
Peel Region	645	515	274	188	281	161	138	407	1,338	1,271	5.3
Brampton	537	399	254	168	195	32	138	103	1,124	702	60.1
Caledon	62	93	6	14	28	37	0	0	96	144	-33.3
Mississauga	46	23	14	6	58	92	0	304	118	425	-72.2
Halton Region	341	326	2	6	137	387	184	148	664	867	-23.4
Burlington	21	10	0	0	8	9	0	0	29	19	52.6
Halton Hills	185	17	0	2	11	0	0	0	196	19	**
Milton	71	144	2	2	107	240	132	148	312	534	-41.6
Oakville	64	155	0	2	11	138	52	0	127	295	-56.9
Durham Region	363	533	14	64	146	197	320	96	843	890	-5.3
Ajax	67	242	0	18	29	37	0	0	96	297	-67.7
Brock	1	6	0	0	0	0	0	0	1	6	-83.3
Clarington	94	147	0	30	32	59	0	0	126	236	-46.6
Oshawa	107	88	0	0	19	22	310	96	436	206	111.7
Pickering	56	30	12	16	0	59	0	0	68	105	-35.2
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	12	2	2	0	13	0	0	0	27	2	**
Whitby	25	16	0	0	53	20	10	0	88	36	144.4
Remainder of Toronto CMA	94	152	38	4	51	16	48	0	231	172	34.3
Bradford West Gwillimbury	29	59	2	0	6	0	0	0	37	59	-37.3
Town of Mono	0	6	0	0	0	0	0	0	0	6	-100.0
New Tecumseth	45	64	36	4	27	8	48	0	156	76	105.3
Orangeville	20	23	0	0	18	8	0	0	38	31	22.6
Toronto CMA	2,061	1,951	342	400	990	1,233	8,123	6,541	11,516	10,125	13.7
Oshawa CMA	226	251	0	30	104	101	320	96	650	478	36.0
Greater Toronto Area (GTA)	2,216	2,068	304	426	1,051	1,327	8,395	6,637	11,966	10,458	14.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Toronto City	71	74	14	0	1,072	1,627	0	89
Toronto	0	55	0	0	671	856	0	89
East York	0	8	0	0	0	0	0	0
Etobicoke	58	0	0	0	334	351	0	0
North York	13	0	14	0	45	390	0	0
Scarborough	0	11	0	0	22	30	0	0
York	0	0	0	0	0	0	0	0
York Region	129	112	0	0	537	0	16	0
Aurora	0	0	0	0	77	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	51	87	0	0	460	0	0	0
Newmarket	0	0	0	0	0	0	16	0
Richmond Hill	24	25	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	54	0	0	0	0	0	0	0
Peel Region	141	54	9	0	0	36	0	0
Brampton	83	20	9	0	0	0	0	0
Caledon	0	25	0	0	0	0	0	0
Mississauga	58	9	0	0	0	36	0	0
Halton Region	47	259	0	0	169	0	0	0
Burlington	8	9	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	39	131	0	0	132	0	0	0
Oakville	0	119	0	0	37	0	0	0
Durham Region	64	22	0	0	0	0	0	74
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	6	0	0	0	0	0	0
Oshawa	19	0	0	0	0	0	0	74
Pickering	0	16	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	0	0	0	0	0	0	0
Whitby	15	0	0	0	0	0	0	0
Remainder of Toronto CMA	13	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	13	0	0	0	0	0	0	0
Toronto CMA	412	506	23	0	1,778	1,663	16	89
Oshawa CMA	45	6	0	0	0	0	0	74
Greater Toronto Area (GTA)	452	521	23	0	1,778	1,663	16	163

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	129	182	14	0	6,047	5,587	342	395
Toronto	36	77	0	0	4,449	3,569	342	300
East York	0	8	0	0	0	0	0	0
Etobicoke	58	18	0	0	782	351	0	0
North York	20	49	14	0	402	1,637	0	95
Scarborough	15	30	0	0	321	30	0	0
York	0	0	0	0	93	0	0	0
York Region	344	400	0	0	1,324	0	40	4
Aurora	27	9	0	0	77	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	21	0	0	0	0	0	0	0
Markham	57	167	0	0	460	0	0	4
Newmarket	23	0	0	0	0	0	16	0
Richmond Hill	90	212	0	0	0	0	0	0
Vaughan	60	6	0	0	787	0	24	0
Whitchurch-Stouffville	54	0	0	0	0	0	0	0
Peel Region	267	161	14	0	124	407	14	0
Brampton	181	32	14	0	124	103	14	0
Caledon	28	37	0	0	0	0	0	0
Mississauga	58	92	0	0	0	304	0	0
Halton Region	137	387	0	0	184	148	0	0
Burlington	8	9	0	0	0	0	0	0
Halton Hills	11	0	0	0	0	0	0	0
Milton	107	240	0	0	132	148	0	0
Oakville	11	138	0	0	52	0	0	0
Durham Region	146	197	0	0	0	0	320	96
Ajax	29	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	32	59	0	0	0	0	0	0
Oshawa	19	22	0	0	0	0	310	96
Pickering	0	59	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	0	0	0	0	0	0	0
Whitby	53	20	0	0	0	0	10	0
Remainder of Toronto CMA	51	16	0	0	48	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	27	8	0	0	48	0	0	0
Orangeville	18	8	0	0	0	0	0	0
Toronto CMA	962	1,233	28	0	7,727	6,142	396	399
Oshawa CMA	104	101	0	0	0	0	320	96
Greater Toronto Area (GTA)	1,023	1,327	28	0	7,679	6,142	716	495

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Toronto City	98	114	1,131	1,636	14	89	1,243	1,839
Toronto	11	86	671	854	0	89	682	1,029
East York	1	10	0	0	0	0	1	10
Etobicoke	22	3	392	351	0	0	414	354
North York	50	3	46	390	14	0	110	393
Scarborough	10	11	22	41	0	0	32	52
York	4	1	0	0	0	0	4	1
York Region	466	344	555	0	16	0	1,037	344
Aurora	60	27	77	0	0	0	137	27
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	9	19	0	0	0	0	9	19
King Township	30	7	0	0	0	0	30	7
Markham	129	189	460	0	0	0	589	189
Newmarket	0	20	0	0	16	0	16	20
Richmond Hill	27	29	0	0	0	0	27	29
Vaughan	148	49	0	0	0	0	148	49
Whitchurch-Stouffville	63	4	18	0	0	0	81	4
Peel Region	497	281	17	45	9	0	523	326
Brampton	437	230	0	0	9	0	446	230
Caledon	2	46	0	0	0	0	2	46
Mississauga	58	5	17	45	0	0	75	50
Halton Region	174	387	168	9	0	0	342	396
Burlington	3	4	8	9	0	0	11	13
Halton Hills	98	5	0	0	0	0	98	5
Milton	47	209	132	0	0	0	179	209
Oakville	26	169	28	0	0	0	54	169
Durham Region	288	188	15	0	0	74	303	262
Ajax	64	68	0	0	0	0	64	68
Brock	0	0	0	0	0	0	0	0
Clarington	76	68	0	0	0	0	76	68
Oshawa	100	27	0	0	0	74	100	101
Pickering	20	25	0	0	0	0	20	25
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	0	0	0	0	0	16	0
Whitby	12	0	15	0	0	0	27	0
Remainder of Toronto CMA	40	50	6	0	0	0	46	50
Bradford West Gwillimbury	10	19	0	0	0	0	10	19
Town of Mono	0	2	0	0	0	0	0	2
New Tecumseth	14	23	6	0	0	0	20	23
Orangeville	16	6	0	0	0	0	16	6
Toronto CMA	1,372	1,265	1,869	1,681	39	89	3,280	3,035
Oshawa CMA	188	95	15	0	0	74	203	169
Greater Toronto Area (GTA)	1,523	1,314	1,886	1,690	39	163	3,448	3,167

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	315	301	6,066	5,644	356	395	6,737	6,340
Toronto	40	171	4,469	3,567	342	300	4,851	4,038
East York	10	19	0	0	0	0	10	19
Etobicoke	54	19	840	369	0	0	894	388
North York	168	51	343	1,667	14	95	525	1,813
Scarborough	36	40	321	41	0	0	357	81
York	7	1	93	0	0	0	100	1
York Region	929	1,086	1,415	0	40	4	2,384	1,090
Aurora	155	46	77	0	0	0	232	46
East Gwillimbury	47	18	0	0	0	0	47	18
Georgina Township	40	67	0	0	0	0	40	67
King Township	85	48	15	0	0	0	100	48
Markham	153	384	460	0	0	4	613	388
Newmarket	0	69	23	0	16	0	39	69
Richmond Hill	110	249	0	0	0	0	110	249
Vaughan	262	174	822	0	24	0	1,108	174
Whitchurch-Stouffville	77	31	18	0	0	0	95	31
Peel Region	1,212	780	98	491	28	0	1,338	1,271
Brampton	1,015	599	81	103	28	0	1,124	702
Caledon	96	144	0	0	0	0	96	144
Mississauga	101	37	17	388	0	0	118	425
Halton Region	481	710	183	157	0	0	664	867
Burlington	21	10	8	9	0	0	29	19
Halton Hills	196	19	0	0	0	0	196	19
Milton	180	386	132	148	0	0	312	534
Oakville	84	295	43	0	0	0	127	295
Durham Region	439	774	84	20	320	96	843	890
Ajax	73	297	23	0	0	0	96	297
Brock	1	6	0	0	0	0	1	6
Clarington	118	222	8	14	0	0	126	236
Oshawa	126	110	0	0	310	96	436	206
Pickering	68	99	0	6	0	0	68	105
Scugog	1	2	0	0	0	0	1	2
Uxbridge	27	2	0	0	0	0	27	2
Whitby	25	36	53	0	10	0	88	36
Remainder of Toronto CMA	168	169	63	3	0	0	231	172
Bradford West Gwillimbury	37	59	0	0	0	0	37	59
Town of Mono	0	3	0	3	0	0	0	6
New Tecumseth	98	76	58	0	0	0	156	76
Orangeville	33	31	5	0	0	0	38	31
Toronto CMA	3,252	3,434	7,840	6,292	424	399	11,516	10,125
Oshawa CMA	269	368	61	14	320	96	650	478
Greater Toronto Area (GTA)	3,376	3,651	7,846	6,312	744	495	11,966	10,458

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Toronto City	41	43	0	16	3	48	1,870	1,133	1,914	1,240	54.4
Toronto	10	12	0	0	0	14	1,060	1,036	1,070	1,062	0.8
East York	2	1	0	0	0	0	0	0	2	1	100.0
Etobicoke	4	8	0	0	3	0	101	0	108	8	**
North York	16	14	0	16	0	0	519	0	535	30	**
Scarborough	9	8	0	0	0	34	0	97	9	139	-93.5
York	0	0	0	0	0	0	190	0	190	0	n/a
York Region	209	188	24	32	116	70	0	920	349	1,210	-71.2
Aurora	0	0	0	0	0	0	0	0	0	0	n/a
East Gwillimbury	4	4	0	6	0	6	0	0	4	16	-75.0
Georgina Township	16	6	0	0	5	0	0	0	21	6	**
King Township	25	19	0	0	0	21	0	0	25	40	-37.5
Markham	48	46	22	26	11	26	0	712	81	810	-90.0
Newmarket	0	34	0	0	0	0	0	0	0	34	-100.0
Richmond Hill	63	23	0	0	90	5	0	208	153	236	-35.2
Vaughan	53	47	2	0	10	12	0	0	65	59	10.2
Whitchurch-Stouffville	0	9	0	0	0	0	0	0	0	9	-100.0
Peel Region	168	242	66	132	79	121	0	0	313	495	-36.8
Brampton	147	165	60	116	42	121	0	0	249	402	-38.1
Caledon	13	37	0	0	37	0	0	0	50	37	35.1
Mississauga	8	40	6	16	0	0	0	0	14	56	-75.0
Halton Region	109	151	2	18	49	83	0	0	160	252	-36.5
Burlington	5	12	0	0	4	9	0	0	9	21	-57.1
Halton Hills	12	13	0	0	0	4	0	0	12	17	-29.4
Milton	77	30	2	18	33	16	0	0	112	64	75.0
Oakville	15	96	0	0	12	54	0	0	27	150	-82.0
Durham Region	147	99	0	0	44	69	0	9	191	177	7.9
Ajax	60	21	0	0	27	45	0	0	87	66	31.8
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	36	21	0	0	0	10	0	2	36	33	9.1
Oshawa	25	40	0	0	0	0	0	7	25	47	-46.8
Pickering	8	6	0	0	17	0	0	0	25	6	**
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	3	2	0	0	0	0	0	0	3	2	50.0
Whitby	14	7	0	0	0	14	0	0	14	21	-33.3
Remainder of Toronto CMA	59	59	2	12	8	14	0	0	69	85	-18.8
Bradford West Gwillimbury	24	50	0	8	0	14	0	0	24	72	-66.7
Town of Mono	6	2	0	0	0	0	0	0	6	2	200.0
New Tecumseth	23	7	2	4	3	0	0	0	28	11	154.5
Orangeville	6	0	0	0	5	0	0	0	11	0	n/a
Toronto CMA	652	700	94	210	295	372	1,870	2,053	2,911	3,335	-12.7
Oshawa CMA	75	68	0	0	0	24	0	9	75	101	-25.7
Greater Toronto Area (GTA)	674	723	92	198	291	391	1,870	2,062	2,927	3,374	-13.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	260	317	42	28	23	107	17,671	3,437	17,996	3,889	**
Toronto	61	52	24	4	4	18	9,652	2,897	9,741	2,971	**
East York	12	8	2	0	5	0	0	105	19	113	-83.2
Etobicoke	44	58	0	4	3	0	2,359	338	2,406	400	**
North York	116	156	2	18	0	9	4,681	0	4,799	183	**
Scarborough	24	35	12	2	11	80	530	97	577	214	169.6
York	3	8	2	0	0	0	449	0	454	8	**
York Region	1,019	862	176	128	561	382	1,512	921	3,268	2,293	42.5
Aurora	73	0	0	0	0	0	0	0	73	0	n/a
East Gwillimbury	12	15	0	14	0	6	0	0	12	35	-65.7
Georgina Township	77	35	0	0	17	11	0	0	94	46	104.3
King Township	92	89	0	0	8	36	0	0	100	125	-20.0
Markham	285	224	138	90	214	209	740	713	1,377	1,236	11.4
Newmarket	10	150	0	18	31	0	0	0	41	168	-75.6
Richmond Hill	128	131	6	2	231	75	255	208	620	416	49.0
Vaughan	263	161	32	4	60	38	517	0	872	203	**
Whitchurch-Stouffville	79	57	0	0	0	7	0	0	79	64	23.4
Peel Region	810	1,036	268	402	307	366	468	192	1,853	1,996	-7.2
Brampton	675	761	252	282	115	329	103	0	1,145	1,372	-16.5
Caledon	74	163	0	24	136	0	0	0	210	187	12.3
Mississauga	61	112	16	96	56	37	365	192	498	437	14.0
Halton Region	390	340	6	30	358	386	114	0	868	756	14.8
Burlington	24	29	0	0	46	42	0	0	70	71	-1.4
Halton Hills	20	87	0	2	0	61	0	0	20	150	-86.7
Milton	188	38	6	28	124	219	0	0	318	285	11.6
Oakville	158	186	0	0	188	64	114	0	460	250	84.0
Durham Region	542	325	18	12	192	125	72	9	824	471	74.9
Ajax	196	60	0	4	104	45	0	0	300	109	175.2
Brock	3	3	0	0	0	0	0	0	3	3	0.0
Clarington	130	85	0	4	20	23	0	2	150	114	31.6
Oshawa	103	92	0	4	26	0	72	7	201	103	95.1
Pickering	31	17	18	0	42	22	0	0	91	39	133.3
Scugog	8	8	0	0	0	0	0	0	8	8	0.0
Uxbridge	9	19	0	0	0	0	0	0	9	19	-52.6
Whitby	62	41	0	0	0	35	0	0	62	76	-18.4
Remainder of Toronto CMA	284	215	10	20	22	14	0	0	316	249	26.9
Bradford West Gwillimbury	102	102	0	12	7	14	0	0	109	128	-14.8
Town of Mono	66	7	0	0	0	0	0	0	66	7	**
New Tecumseth	97	99	10	8	3	0	0	0	110	107	2.8
Orangeville	19	7	0	0	12	0	0	0	31	7	**
Toronto CMA	2,975	2,837	520	612	1,371	1,280	19,765	4,550	24,631	9,279	165.4
Oshawa CMA	295	218	0	8	46	58	72	9	413	293	41.0
Greater Toronto Area (GTA)	3,021	2,880	510	600	1,441	1,366	19,837	4,559	24,809	9,405	163.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Toronto City	3	48	0	0	1,680	1,133	190	0
Toronto	0	14	0	0	1,060	1,036	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	3	0	0	0	101	0	0	0
North York	0	0	0	0	519	0	0	0
Scarborough	0	34	0	0	0	97	0	0
York	0	0	0	0	0	0	190	0
York Region	116	70	0	0	0	918	0	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	5	0	0	0	0	0	0	0
King Township	0	21	0	0	0	0	0	0
Markham	11	26	0	0	0	710	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	90	5	0	0	0	208	0	0
Vaughan	10	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	79	121	0	0	0	0	0	0
Brampton	42	121	0	0	0	0	0	0
Caledon	37	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	49	83	0	0	0	0	0	0
Burlington	4	9	0	0	0	0	0	0
Halton Hills	0	4	0	0	0	0	0	0
Milton	33	16	0	0	0	0	0	0
Oakville	12	54	0	0	0	0	0	0
Durham Region	44	69	0	0	0	2	0	7
Ajax	27	45	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	10	0	0	0	2	0	0
Oshawa	0	0	0	0	0	0	0	7
Pickering	17	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	14	0	0	0	0	0	0
Remainder of Toronto CMA	8	14	0	0	0	0	0	0
Bradford West Gwillimbury	0	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	0	0	0	0	0	0	0
Orangeville	5	0	0	0	0	0	0	0
Toronto CMA	295	372	0	0	1,680	2,051	190	2
Oshawa CMA	0	24	0	0	0	2	0	7
Greater Toronto Area (GTA)	291	391	0	0	1,680	2,053	190	9

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	23	107	0	0	16,753	3,260	918	177
Toronto	4	18	0	0	9,367	2,720	285	177
East York	5	0	0	0	0	105	0	0
Etobicoke	3	0	0	0	2,359	338	0	0
North York	0	9	0	0	4,681	0	0	0
Scarborough	11	80	0	0	346	97	184	0
York	0	0	0	0	0	0	449	0
York Region	561	382	0	0	1,511	918	1	3
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	17	11	0	0	0	0	0	0
King Township	8	36	0	0	0	0	0	0
Markham	214	209	0	0	739	710	1	3
Newmarket	31	0	0	0	0	0	0	0
Richmond Hill	231	75	0	0	255	208	0	0
Vaughan	60	38	0	0	517	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	307	366	0	0	468	192	0	0
Brampton	115	329	0	0	103	0	0	0
Caledon	136	0	0	0	0	0	0	0
Mississauga	56	37	0	0	365	192	0	0
Halton Region	358	386	0	0	114	0	0	0
Burlington	46	42	0	0	0	0	0	0
Halton Hills	0	61	0	0	0	0	0	0
Milton	124	219	0	0	0	0	0	0
Oakville	188	64	0	0	114	0	0	0
Durham Region	192	125	0	0	0	2	72	7
Ajax	104	45	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	23	0	0	0	2	0	0
Oshawa	26	0	0	0	0	0	72	7
Pickering	42	22	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	35	0	0	0	0	0	0
Remainder of Toronto CMA	22	14	0	0	0	0	0	0
Bradford West Gwillimbury	7	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	0	0	0	0	0	0	0
Orangeville	12	0	0	0	0	0	0	0
Toronto CMA	1,371	1,280	0	0	18,846	4,370	919	180
Oshawa CMA	46	58	0	0	0	2	72	7
Greater Toronto Area (GTA)	1,441	1,366	0	0	18,846	4,372	991	187

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Toronto City	41	107	1,683	1,133	190	0	1,914	1,240
Toronto	10	26	1,060	1,036	0	0	1,070	1,062
East York	2	1	0	0	0	0	2	1
Etobicoke	4	8	104	0	0	0	108	8
North York	16	30	519	0	0	0	535	30
Scarborough	9	42	0	97	0	0	9	139
York	0	0	0	0	190	0	190	0
York Region	348	290	1	918	0	2	349	1,210
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	16	0	0	0	0	4	16
Georgina Township	21	6	0	0	0	0	21	6
King Township	25	40	0	0	0	0	25	40
Markham	81	98	0	710	0	2	81	810
Newmarket	0	34	0	0	0	0	0	34
Richmond Hill	152	28	1	208	0	0	153	236
Vaughan	65	59	0	0	0	0	65	59
Whitchurch-Stouffville	0	9	0	0	0	0	0	9
Peel Region	310	489	3	6	0	0	313	495
Brampton	246	396	3	6	0	0	249	402
Caledon	50	37	0	0	0	0	50	37
Mississauga	14	56	0	0	0	0	14	56
Halton Region	160	237	0	15	0	0	160	252
Burlington	9	12	0	9	0	0	9	21
Halton Hills	12	17	0	0	0	0	12	17
Milton	112	64	0	0	0	0	112	64
Oakville	27	144	0	6	0	0	27	150
Durham Region	170	156	21	14	0	7	191	177
Ajax	66	66	21	0	0	0	87	66
Brock	0	0	0	0	0	0	0	0
Clarington	36	33	0	0	0	0	36	33
Oshawa	25	40	0	0	0	7	25	47
Pickering	25	6	0	0	0	0	25	6
Scugog	1	2	0	0	0	0	1	2
Uxbridge	3	2	0	0	0	0	3	2
Whitby	14	7	0	14	0	0	14	21
Remainder of Toronto CMA	64	82	5	3	0	0	69	85
Bradford West Gwillimbury	24	72	0	0	0	0	24	72
Town of Mono	4	1	2	1	0	0	6	2
New Tecumseth	25	9	3	2	0	0	28	11
Orangeville	11	0	0	0	0	0	11	0
Toronto CMA	1,008	1,267	1,713	2,066	190	2	2,911	3,335
Oshawa CMA	75	80	0	14	0	7	75	101
Greater Toronto Area (GTA)	1,029	1,279	1,708	2,086	190	9	2,927	3,374

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	307	443	16,769	3,269	920	177	17,996	3,889
Toronto	89	74	9,367	2,720	285	177	9,741	2,971
East York	17	8	0	105	2	0	19	113
Etobicoke	44	62	2,362	338	0	0	2,406	400
North York	116	174	4,683	9	0	0	4,799	183
Scarborough	36	117	357	97	184	0	577	214
York	5	8	0	0	449	0	454	8
York Region	1,736	1,365	1,531	925	1	3	3,268	2,293
Aurora	73	0	0	0	0	0	73	0
East Gwillimbury	12	35	0	0	0	0	12	35
Georgina Township	94	46	0	0	0	0	94	46
King Township	100	125	0	0	0	0	100	125
Markham	637	523	739	710	1	3	1,377	1,236
Newmarket	30	168	11	0	0	0	41	168
Richmond Hill	364	201	256	215	0	0	620	416
Vaughan	347	203	525	0	0	0	872	203
Whitchurch-Stouffville	79	64	0	0	0	0	79	64
Peel Region	1,342	1,743	511	253	0	0	1,853	1,996
Brampton	1,039	1,320	106	52	0	0	1,145	1,372
Caledon	210	187	0	0	0	0	210	187
Mississauga	93	236	405	201	0	0	498	437
Halton Region	728	704	140	52	0	0	868	756
Burlington	44	41	26	30	0	0	70	71
Halton Hills	20	150	0	0	0	0	20	150
Milton	318	269	0	16	0	0	318	285
Oakville	346	244	114	6	0	0	460	250
Durham Region	684	429	68	35	72	7	824	471
Ajax	232	109	68	0	0	0	300	109
Brock	3	3	0	0	0	0	3	3
Clarington	150	114	0	0	0	0	150	114
Oshawa	129	96	0	0	72	7	201	103
Pickering	91	39	0	0	0	0	91	39
Scugog	8	8	0	0	0	0	8	8
Uxbridge	9	19	0	0	0	0	9	19
Whitby	62	41	0	35	0	0	62	76
Remainder of Toronto CMA	304	242	12	7	0	0	316	249
Bradford West Gwillimbury	109	128	0	0	0	0	109	128
Town of Mono	63	4	3	3	0	0	66	7
New Tecumseth	101	103	9	4	0	0	110	107
Orangeville	31	7	0	0	0	0	31	7
Toronto CMA	4,705	4,623	19,005	4,476	921	180	24,631	9,279
Oshawa CMA	341	251	0	35	72	7	413	293
Greater Toronto Area (GTA)	4,797	4,684	19,019	4,534	993	187	24,809	9,405

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	2,350,000	2,354,968
April 2014	1	2.9	0	0.0	1	2.9	3	8.6	30	85.7	35	2,225,000	2,340,057
Year-to-date 2015	0	0.0	2	1.0	6	3.0	2	1.0	189	95.0	199	2,000,000	2,012,347
Year-to-date 2014	1	0.3	2	0.7	3	1.0	30	10.0	263	88.0	299	1,300,000	1,542,147
Toronto													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2014	1	8.3	0	0.0	0	0.0	0	0.0	11	91.7	12	1,346,500	1,671,083
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	29	100.0	29	1,249,000	1,405,655
Year-to-date 2014	1	1.5	0	0.0	0	0.0	0	0.0	64	98.5	65	1,295,000	1,532,631
East York													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Etobicoke													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	1,980,000	2,127,558
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	5.4	53	94.6	56	1,195,000	1,369,584
North York													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	2,380,000	2,342,400
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,000,000	3,640,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	2,390,000	2,349,779
Year-to-date 2014	0	0.0	1	0.7	1	0.7	6	4.4	127	94.1	135	1,800,000	1,823,500
Scarborough													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
Year-to-date 2015	0	0.0	2	11.8	6	35.3	2	11.8	7	41.2	17	750,000	830,823
Year-to-date 2014	0	0.0	1	3.2	2	6.5	18	58.1	10	32.3	31	726,000	845,376
York													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2015	11	5.3	5	2.4	7	3.4	17	8.2	168	80.8	208	988,935	1,072,217
April 2014	13	6.9	3	1.6	24	12.7	41	21.7	108	57.1	189	849,990	874,002
Year-to-date 2015	61	6.0	43	4.2	124	12.2	164	16.1	626	61.5	1,018	890,880	945,936
Year-to-date 2014	56	6.5	31	3.6	121	14.1	209	24.4	439	51.3	856	814,490	861,321
Aurora													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	6	8.2	16	21.9	51	69.9	73	875,900	958,711
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
East Gwillimbury													
April 2015	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	--	--
April 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	5	41.7	5	41.7	1	8.3	1	8.3	0	0.0	12	479,990	509,316
Year-to-date 2014	11	73.3	4	26.7	0	0.0	0	0.0	0	0.0	15	449,990	444,723
Georgina Township													
April 2015	11	68.8	2	12.5	2	12.5	1	6.3	0	0.0	16	400,990	444,923
April 2014	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2015	52	67.5	14	18.2	2	2.6	5	6.5	4	5.2	77	395,990	465,987
Year-to-date 2014	25	71.4	0	0.0	0	0.0	2	5.7	8	22.9	35	376,990	524,105
King Township													
April 2015	0	0.0	0	0.0	0	0.0	2	8.0	23	92.0	25	1,318,990	1,236,611
April 2014	0	0.0	1	5.3	0	0.0	0	0.0	18	94.7	19	881,990	956,514
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	3.2	90	96.8	93	1,210,000	1,219,599
Year-to-date 2014	0	0.0	1	1.2	1	1.2	10	11.9	72	85.7	84	879,990	987,595
Markham													
April 2015	0	0.0	0	0.0	3	6.3	10	20.8	35	72.9	48	949,435	1,036,331
April 2014	0	0.0	0	0.0	19	41.3	12	26.1	15	32.6	46	709,990	860,998
Year-to-date 2015	0	0.0	1	0.4	41	14.4	80	28.1	163	57.2	285	889,990	901,810
Year-to-date 2014	0	0.0	2	0.9	43	19.2	62	27.7	117	52.2	224	815,990	916,144
Newmarket													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	4	11.8	2	5.9	4	11.8	22	64.7	2	5.9	34	729,400	682,609
Year-to-date 2015	1	10.0	0	0.0	0	0.0	7	70.0	2	20.0	10	774,900	747,710
Year-to-date 2014	19	12.6	22	14.6	37	24.5	70	46.4	3	2.0	151	633,900	623,006
Richmond Hill													
April 2015	0	0.0	0	0.0	1	1.6	1	1.6	60	96.8	62	1,016,990	1,204,823
April 2014	0	0.0	0	0.0	0	0.0	3	12.5	21	87.5	24	941,000	1,134,620
Year-to-date 2015	1	0.8	0	0.0	7	5.6	21	16.8	96	76.8	125	950,900	1,077,478
Year-to-date 2014	0	0.0	0	0.0	1	0.7	30	22.4	103	76.9	134	865,990	1,040,268
Vaughan													
April 2015	0	0.0	0	0.0	1	1.9	2	3.8	50	94.3	53	1,049,990	1,098,344
April 2014	0	0.0	0	0.0	1	2.1	4	8.5	42	89.4	47	957,990	951,304
Year-to-date 2015	1	0.4	4	1.5	28	10.6	14	5.3	216	82.1	263	1,009,900	1,094,364
Year-to-date 2014	0	0.0	0	0.0	26	16.8	15	9.7	114	73.5	155	900,990	937,870
Whitchurch-Stouffville													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2015	1	1.3	19	23.8	39	48.8	17	21.3	4	5.0	80	600,900	632,071
Year-to-date 2014	1	1.7	2	3.4	13	22.4	20	34.5	22	37.9	58	691,400	780,380

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2015	11	7.1	14	9.0	48	30.8	49	31.4	34	21.8	156	658,945	718,404
April 2014	19	7.4	50	19.5	76	29.7	62	24.2	49	19.1	256	626,900	679,211
Year-to-date 2015	83	10.4	177	22.1	219	27.4	190	23.8	131	16.4	800	613,990	672,096
Year-to-date 2014	148	14.3	269	26.1	250	24.2	244	23.6	121	11.7	1,032	589,900	627,357
Brampton													
April 2015	11	8.1	14	10.4	46	34.1	44	32.6	20	14.8	135	639,900	663,729
April 2014	15	8.4	48	26.8	65	36.3	43	24.0	8	4.5	179	602,900	604,965
Year-to-date 2015	83	12.5	168	25.3	192	29.0	164	24.7	56	8.4	663	590,900	608,976
Year-to-date 2014	139	18.4	234	30.9	194	25.6	144	19.0	46	6.1	757	555,900	584,004
Caledon													
April 2015	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	764,900	802,515
April 2014	4	10.8	2	5.4	11	29.7	16	43.2	4	10.8	37	669,900	648,657
Year-to-date 2015	0	0.0	9	11.8	27	35.5	26	34.2	14	18.4	76	675,900	697,237
Year-to-date 2014	9	5.5	35	21.5	56	34.4	48	29.4	15	9.2	163	614,900	626,701
Mississauga													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	–	–
April 2014	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	954,500	1,039,725
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	1,300,000	1,326,818
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	46.4	60	53.6	112	850,000	921,329
Halton Region													
April 2015	0	0.0	60	55.6	11	10.2	2	1.9	35	32.4	108	539,900	772,270
April 2014	0	0.0	22	14.7	6	4.0	80	53.3	42	28.0	150	754,990	821,380
Year-to-date 2015	2	0.5	147	38.5	37	9.7	43	11.3	153	40.1	382	676,000	929,460
Year-to-date 2014	1	0.3	36	10.6	58	17.0	137	40.2	109	32.0	341	720,900	923,138
Burlington													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	–	–
April 2014	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	900,000	2,003,635
Year-to-date 2015	0	0.0	0	0.0	1	4.5	4	18.2	17	77.3	22	1,450,000	1,472,590
Year-to-date 2014	1	3.4	0	0.0	9	31.0	7	24.1	12	41.4	29	724,990	1,400,066
Halton Hills													
April 2015	0	0.0	1	8.3	1	8.3	2	16.7	8	66.7	12	949,950	1,030,467
April 2014	0	0.0	0	0.0	2	15.4	11	84.6	0	0.0	13	671,900	686,907
Year-to-date 2015	0	0.0	1	5.0	1	5.0	5	25.0	13	65.0	20	964,950	1,000,350
Year-to-date 2014	0	0.0	13	14.9	38	43.7	30	34.5	6	6.9	87	629,900	655,909
Milton													
April 2015	0	0.0	59	76.6	10	13.0	0	0.0	8	10.4	77	519,900	640,813
April 2014	0	0.0	22	73.3	0	0.0	8	26.7	0	0.0	30	499,900	550,833
Year-to-date 2015	0	0.0	146	77.7	34	18.1	0	0.0	8	4.3	188	519,900	575,301
Year-to-date 2014	0	0.0	23	60.5	4	10.5	10	26.3	1	2.6	38	510,900	570,642
Oakville													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	984,990	1,086,459
April 2014	0	0.0	0	0.0	1	1.0	59	61.5	36	37.5	96	770,000	788,669
Year-to-date 2015	2	1.3	0	0.0	1	0.7	34	22.4	115	75.7	152	982,490	1,279,561
Year-to-date 2014	0	0.0	0	0.0	7	3.7	90	48.1	90	48.1	187	770,990	1,045,132

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2015	43	30.7	38	27.1	30	21.4	27	19.3	2	1.4	140	521,990	533,141
April 2014	38	38.8	25	25.5	21	21.4	6	6.1	8	8.2	98	470,490	531,957
Year-to-date 2015	207	39.1	147	27.8	96	18.1	61	11.5	18	3.4	529	489,990	511,329
Year-to-date 2014	117	37.0	90	28.5	62	19.6	28	8.9	19	6.0	316	484,990	519,845
Ajax													
April 2015	10	18.2	17	30.9	10	18.2	17	30.9	1	1.8	55	588,300	582,431
April 2014	2	9.5	8	38.1	7	33.3	3	14.3	1	4.8	21	561,600	585,557
Year-to-date 2015	65	33.2	53	27.0	37	18.9	37	18.9	4	2.0	196	504,100	536,514
Year-to-date 2014	5	8.3	23	38.3	25	41.7	5	8.3	2	3.3	60	564,950	567,660
Brock													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2015	22	62.9	6	17.1	4	11.4	3	8.6	0	0.0	35	389,990	442,582
April 2014	15	71.4	3	14.3	2	9.5	0	0.0	1	4.8	21	381,490	418,740
Year-to-date 2015	86	67.7	24	18.9	9	7.1	6	4.7	2	1.6	127	385,400	431,544
Year-to-date 2014	51	62.2	12	14.6	9	11.0	7	8.5	3	3.7	82	400,995	448,560
Oshawa													
April 2015	6	24.0	10	40.0	9	36.0	0	0.0	0	0.0	25	529,990	517,338
April 2014	17	42.5	11	27.5	9	22.5	2	5.0	1	2.5	40	462,490	485,910
Year-to-date 2015	40	38.8	37	35.9	23	22.3	2	1.9	1	1.0	103	482,990	481,715
Year-to-date 2014	51	54.8	24	25.8	14	15.1	3	3.2	1	1.1	93	437,990	459,510
Pickering													
April 2015	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
April 2014	0	0.0	1	16.7	1	16.7	0	0.0	4	66.7	6	--	--
Year-to-date 2015	0	0.0	8	25.8	10	32.3	7	22.6	6	19.4	31	641,100	659,123
Year-to-date 2014	0	0.0	1	5.9	3	17.6	5	29.4	8	47.1	17	799,900	867,718
Scugog													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
April 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2014	2	10.5	10	52.6	4	21.1	3	15.8	0	0.0	19	498,800	541,951
Whitby													
April 2015	2	14.3	5	35.7	3	21.4	4	28.6	0	0.0	14	575,495	555,485
April 2014	3	37.5	1	12.5	2	25.0	1	12.5	1	12.5	8	--	--
Year-to-date 2015	9	14.3	24	38.1	16	25.4	9	14.3	5	7.9	63	540,000	587,844
Year-to-date 2014	8	17.8	20	44.4	7	15.6	5	11.1	5	11.1	45	520,990	569,929

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2015	35	62.5	14	25.0	5	8.9	2	3.6	0	0.0	56	430,490	445,906
April 2014	22	37.9	13	22.4	0	0.0	0	0.0	23	39.7	58	464,990	710,996
Year-to-date 2015	143	50.9	60	21.4	48	17.1	29	10.3	1	0.4	281	444,990	484,294
Year-to-date 2014	154	72.0	31	14.5	0	0.0	6	2.8	23	10.7	214	394,990	479,887
Bradford West Gwillimbury													
April 2015	8	33.3	11	45.8	4	16.7	1	4.2	0	0.0	24	469,990	498,115
April 2014	15	30.0	13	26.0	0	0.0	0	0.0	22	44.0	50	479,990	747,536
Year-to-date 2015	37	36.3	51	50.0	11	10.8	3	2.9	0	0.0	102	461,990	483,367
Year-to-date 2014	64	63.4	14	13.9	0	0.0	1	1.0	22	21.8	101	419,990	566,468
Town of Mono													
April 2015	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	4	6.3	1	1.6	36	56.3	23	35.9	0	0.0	64	647,490	641,236
Year-to-date 2014	2	28.6	2	28.6	0	0.0	2	28.6	1	14.3	7	--	--
New Tecumseth													
April 2015	22	95.7	1	4.3	0	0.0	0	0.0	0	0.0	23	374,990	379,808
April 2014	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2015	90	92.8	4	4.1	1	1.0	1	1.0	1	1.0	97	382,940	389,369
Year-to-date 2014	82	82.8	15	15.2	0	0.0	2	2.0	0	0.0	99	364,990	381,788
Orangeville													
April 2015	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	12	66.7	4	22.2	0	0.0	2	11.1	0	0.0	18	410,900	443,078
Year-to-date 2014	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
Toronto CMA													
April 2015	70	11.3	110	17.7	85	13.7	90	14.5	266	42.8	621	692,990	884,881
April 2014	58	8.2	98	13.9	112	15.9	187	26.5	251	35.6	706	715,900	824,914
Year-to-date 2015	361	12.5	491	17.0	481	16.6	468	16.2	1,093	37.8	2,894	675,945	860,012
Year-to-date 2014	366	13.0	403	14.3	455	16.2	632	22.5	953	33.9	2,809	690,990	812,323
Oshawa CMA													
April 2015	30	40.5	21	28.4	16	21.6	7	9.5	0	0.0	74	481,990	489,197
April 2014	35	50.7	15	21.7	13	18.8	3	4.3	3	4.3	69	445,490	479,903
Year-to-date 2015	135	46.1	85	29.0	48	16.4	17	5.8	8	2.7	293	469,990	482,788
Year-to-date 2014	110	50.0	56	25.5	30	13.6	15	6.8	9	4.1	220	447,745	478,014
Greater Toronto Area													
April 2015	65	10.1	117	18.2	96	14.9	95	14.8	270	42.0	643	687,990	880,468
April 2014	71	9.8	100	13.7	128	17.6	192	26.4	237	32.6	728	703,445	819,100
Year-to-date 2015	353	12.1	516	17.6	482	16.5	460	15.7	1,117	38.1	2,928	675,990	862,925
Year-to-date 2014	323	11.4	428	15.0	494	17.4	648	22.8	951	33.4	2,844	688,900	817,470

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2015

Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,354,968	2,340,057	0.6	2,012,347	1,542,147	30.5
Toronto	–	1,671,083	n/a	1,405,655	1,532,631	-8.3
East York	–	–	n/a	–	–	n/a
Etobicoke	–	–	n/a	2,127,558	1,369,584	55.3
North York	2,342,400	3,640,000	-35.6	2,349,779	1,823,500	28.9
Scarborough	–	–	n/a	830,823	845,376	-1.7
York	–	–	n/a	–	–	n/a
York Region	1,072,217	874,002	22.7	945,936	861,321	9.8
Aurora	–	–	n/a	958,711	–	n/a
East Gwillimbury	–	–	n/a	509,316	444,723	14.5
Georgina Township	444,923	–	n/a	465,987	524,105	-11.1
King Township	1,236,611	956,514	29.3	1,219,599	987,595	23.5
Markham	1,036,331	860,998	20.4	901,810	916,144	-1.6
Newmarket	–	682,609	n/a	747,710	623,006	20.0
Richmond Hill	1,204,823	1,134,620	6.2	1,077,478	1,040,268	3.6
Vaughan	1,098,344	951,304	15.5	1,094,364	937,870	16.7
Whitchurch-Stouffville	–	–	n/a	632,071	780,380	-19.0
Peel Region	718,404	679,211	5.8	672,096	627,357	7.1
Brampton	663,729	604,965	9.7	608,976	584,004	4.3
Caledon	802,515	648,657	23.7	697,237	626,701	11.3
Mississauga	–	1,039,725	n/a	1,326,818	921,329	44.0
Halton Region	772,270	821,380	-6.0	929,460	923,138	0.7
Burlington	–	2,003,635	n/a	1,472,590	1,400,066	5.2
Halton Hills	1,030,467	686,907	50.0	1,000,350	655,909	52.5
Milton	640,813	550,833	16.3	575,301	570,642	0.8
Oakville	1,086,459	788,669	37.8	1,279,561	1,045,132	22.4
Durham Region	533,141	531,957	0.2	511,329	519,845	-1.6
Ajax	582,431	585,557	-0.5	536,514	567,660	-5.5
Brock	–	–	n/a	–	–	n/a
Clarington	442,582	418,740	5.7	431,544	448,560	-3.8
Oshawa	517,338	485,910	6.5	481,715	459,510	4.8
Pickering	–	–	n/a	659,123	867,718	-24.0
Scugog	–	–	n/a	–	–	n/a
Uxbridge	–	–	n/a	–	541,951	n/a
Whitby	555,485	–	n/a	587,844	569,929	3.1
Remainder of Toronto CMA	445,906	710,996	-37.3	484,294	479,887	0.9
Bradford West Gwillimbury	498,115	747,536	-33.4	483,367	566,468	-14.7
Town of Mono	–	–	n/a	641,236	–	n/a
New Tecumseth	379,808	–	n/a	389,369	381,788	2.0
Orangeville	–	–	n/a	443,078	–	n/a
Toronto CMA	884,881	824,914	7.3	860,012	812,323	5.9
Oshawa CMA	489,197	479,903	1.9	482,788	478,014	1.0
Greater Toronto Area (GTA)	880,468	819,100	7.5	862,925	817,470	5.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
April 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,411	18,117	13,354	63.0	635,932	10.0	608,028
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	YTD 2014	27,653	-0.2		51,899			559,189	8.7	
	YTD 2015	30,936	11.9		53,747			609,692	9.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	774	791	962	80.4	392,353	18.4	398,849
	February	593	-17.2	697	1,002	1,119	62.3	370,120	6.2	370,204
	March	900	0.1	781	1,488	1,216	64.2	376,923	8.7	375,766
	April	1,090	-4.8	820	1,631	1,215	67.5	386,589	9.4	378,506
	May	1,268	13.0	924	1,738	1,266	73.0	387,382	9.1	380,451
	June	1,109	7.9	894	1,554	1,303	68.6	393,461	9.7	384,776
	July	1,063	12.1	949	1,479	1,419	66.9	393,111	9.5	387,818
	August	868	-3.1	864	1,142	1,179	73.3	386,036	8.1	388,000
	September	930	15.7	960	1,382	1,246	77.0	397,776	13.1	397,360
	October	929	6.8	918	1,194	1,236	74.2	390,725	8.5	394,403
	November	690	1.6	824	840	1,159	71.1	398,712	8.3	401,227
	December	444	4.7	850	412	1,193	71.2	384,405	7.7	401,954
2015	January	487	6.1	828	818	996	83.1	409,814	4.5	416,803
	February	699	17.9	822	1,028	1,162	70.8	420,532	13.6	420,135
	March	1,043	15.9	915	1,427	1,175	77.9	428,876	13.8	426,932
	April	1,250	14.7	932	1,692	1,248	74.7	437,473	13.2	428,899
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	YTD 2014	3,042	-6.3		4,912			381,389	9.9	
	YTD 2015	3,479	14.4		4,965			427,620	12.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64		127.7	3,115	7.3	66.1	944
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64		127.7	200.3	7.9	67.9	1,027
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

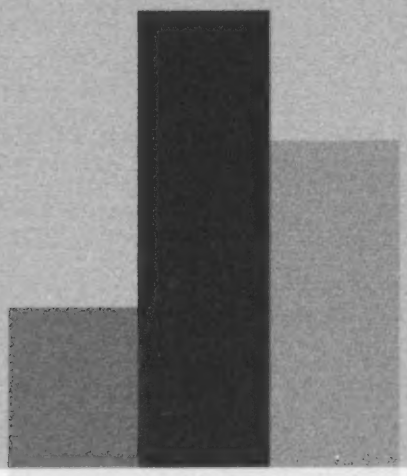
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64163_2015_M05